



August 3, 2023

Spencer Skidmore, MCIP, RPP  
Area Planning Manager  
City of Hamilton  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, Ontario  
L8P 4Y5

Dear Mr. Skidmore:

**Re: *Application for Draft Plan of Subdivision  
75 Centennial Parkway North, Hamilton***

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We are the planning consultants for **Hammer GP LP and Hammer GP Services Corporation**, the owners of the lands municipally known as 75 Centennial Parkway North in the City of Hamilton (the “site” or “subject site”). The subject site is located at the northwest corner of Centennial Parkway North and Queenston Road and contains an existing commercial shopping centre (known as Eastgate Square), extensive surface parking areas, and a Hamilton Street Railway (“HSR”) bus loop located along Queenston Road.

On behalf of our clients, we are pleased to submit the enclosed materials in support of a Draft Plan of Subdivision application which seeks to introduce a new east-west public road through the subject site as well as create multiple public park and development blocks on the southern portion of the site to facilitate future mixed-use development while retaining a significant portion of the existing shopping centre (the “Application”).

The Application would facilitate the transformation of the site into a vibrant, mixed-use community and deliver new public infrastructure including:

- a new east-west public road that will connect Kenora Avenue to Centennial Parkway North;
- a total of 0.968 hectares of new public parkland which will connect the future LRT station to the shopping centre through the centre of the site; and
- an upgraded Hamilton Street Railway (HSR) bus transit station within the base of a mixed-use building along Queenston Road to allow for the replacement, improvement, and expansion of the existing HSR bus loop.

### **Summary of Proposed Draft Plan of Subdivision**

More specifically, the proposed Draft Plan of Subdivision consists of:

- ten (10) residential and mixed-use development blocks;
- three (3) public park blocks;
- multiple road widening blocks; and
- a new 20.0 metre-wide east-west public road.

Proposed Use	Block Reference No.	Number of Units (approx.)	Area (ha)
Development Blocks	Blocks 1-6, 10-13	3,957	15.753 ha
Parks	Blocks 7-9	N/A	0.968 ha
Road Widening	Blocks 14-17	N/A	0.189 ha
Roads	N/A	N/A	0.767 ha
<b>Total</b>		<b>3,957 units</b>	

### Concept Plan

To accompany the Application, a concept plan has been prepared by BDP Quadrangle to demonstrate how the proposed development and public park blocks and public road could function together in the context of future development. While the concept plan provides detail and support for the creation of the new blocks, the detailed design of the future buildings, landscape and infrastructure associated with development in these blocks will be addressed through subsequent Site Plan Control applications.

The concept plan prepared by BDP Quadrangle demonstrates how the subject site can be realistically developed in conformity with the Urban Hamilton Official Plan (“UHOP”), and more specifically the Centennial Neighbourhoods Secondary Plan and site-specific Transit Orientated Corridor zoning that were approved by City Council and came into effect in 2018, which were a result of extensive City-led public consultation and input from 2015 to 2016. A full analysis of how the Application conforms to the UHOP and Centennial Neighbourhoods Secondary Pan and complies with Zoning By-law 05-200 is provided in the enclosed Planning Rationale Report.

The vision and design guidance for which the concept plan and structure of the Draft Plan of Subdivision are based on is outlined in the enclosed Urban Design, Public Realm, and Built Form Report. This document also outlines a series of Streetscape Design Guidelines that describe the overall landscape strategy for the site and provides an extensive analysis of the proposed parkland, plazas, public spaces, green roofs, and the programming of these spaces. The vision and principles that the concept plan and Draft Plan of Subdivision are based on include:



**Inclusive landscape:** Create a green blue infrastructure that fosters biodiverse ecological landscapes. Include sustainable approaches to water management and heat stress.



**Community and social value:** Create public places that promote social interaction. Include spaces for events and activities the enhance the atmosphere of the place and help to define a community identity.



**Transit oriented development:** Consider and prepare for future transit ambitions of the city. Ensure multiple modes of transportation are accessible to residents and visitors.



**Health and wellbeing:** Create access to quality landscapes and public spaces that encourage people of all ages and backgrounds to pause, play, and interact. Include safety considerations for pedestrians.



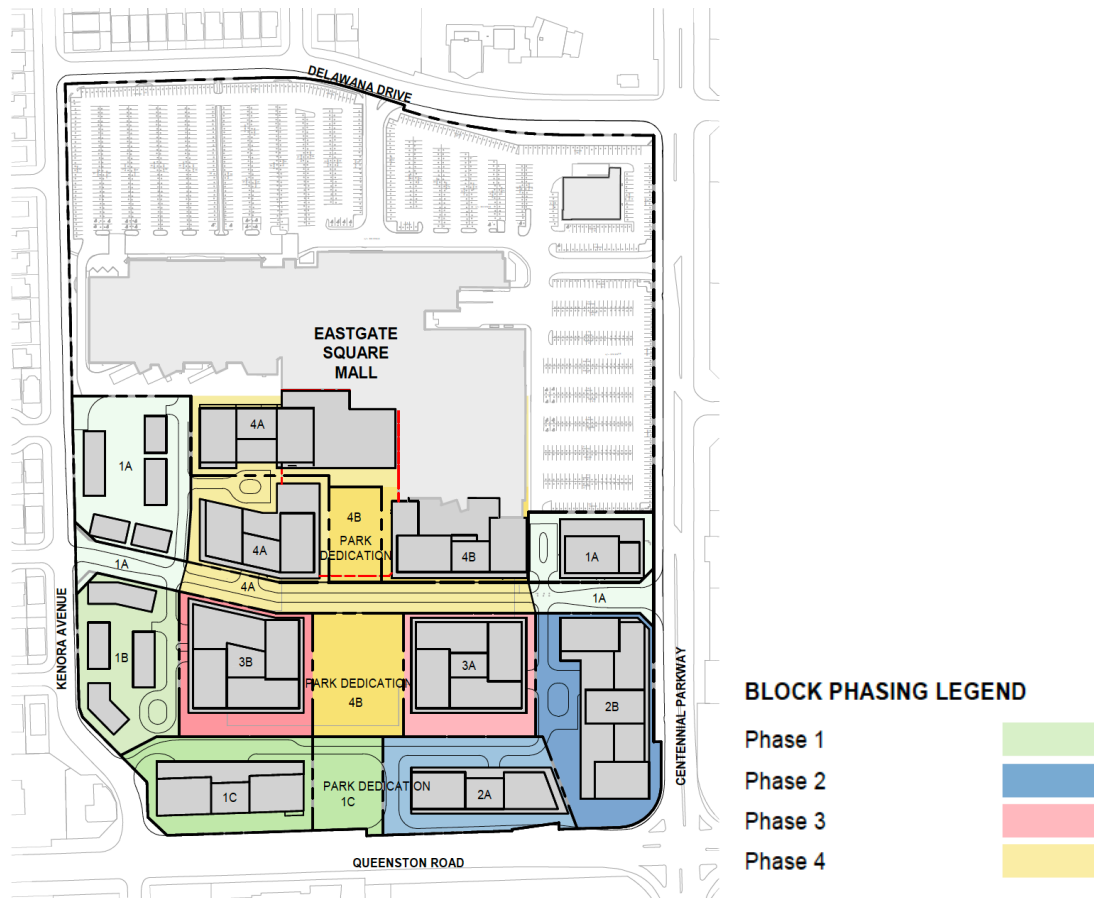
**Mixed use development:** Integrate different uses and activities to encourage interaction and use of the entire site throughout various times of day. An active environment contributes to social safety, community identity, and economic stability.



**Future planning and resilience:** Create a design that functions not only in the short term, but also in the long term. A resilient design will make a lasting impact on the community development for years to come.

**Phasing**

Future development is proposed to occur through four (4) phases of development, paying careful attention to maintaining pedestrian, vehicle, and loading access to the mall for both tenants and mall patrons throughout each phase, as well as ensuring a coordinated approach for the delivery and construction of public facilities such as the public road and public parks.



**Project Website**

A project website and project-specific email address have been created for the Application which will serve as a useful tool to inform on-site commercial tenants, nearby residents, stakeholders, and interested members of the public in a transparent and proactive way and will allow members of the public to communicate directly with the project team. The website and email are now active and will remain live throughout the development application process. Several public consultation tools are proposed throughout the Draft Plan of Subdivision process including verbal and written communications and meetings with mall tenants and local community member. An on-

site information centre is also proposed to be installed within the shopping centre which will provide information to mall patrons and tenants as well as an opportunity for members of the public to provide feedback and ask questions.

**Website:** [www.EvolvingEastgate.ca](http://www.EvolvingEastgate.ca)

**Email:** [info@EvolvingEastgate.ca](mailto:info@EvolvingEastgate.ca)

### **Application Materials**

In support of the Draft Plan of Subdivision Application, please find enclosed the following materials which have been provided in accordance with the Formal Consultation Waiver dated July 28th, 2023 and the Formal Consultation Form (meeting from June 2022):

- A completed, signed, and commissioned Application Form for a Draft Plan of Subdivision Application;
- Topographic and Boundary Survey prepared by A.T. McLaren Limited, dated November 30, 2022;
- Architectural Plans, including a Concept Plan, Ground Floor Plan, and Site Statistics, prepared by BDP Quadrangle, dated May 31, 2023;
- Phasing Plans, prepared by BDP Quadrangle
- Sketches and renderings prepared by BDP Quadrangle (no date);
- A Draft Plan of Subdivision prepared by Bousfields Inc., dated June 8, 2023;
- A Planning Justification Report (including the Parkland Need Assessment) prepared by Bousfields Inc., dated July 2023;
- An Urban Design, Public Realm and Built Form Report prepared by BDP Quadrangle (no date);
- A Tree Management Plan prepared by Adesso Design Inc., dated August 1, 2023;
- A Hydrogeological Assessment prepared by GHD, dated July 26, 2023;
- Grading, Servicing and Erosion Control Plans prepared by Lithos Group Inc., dated August 2, 2023;
- A Functional Servicing and Stormwater Management Report prepared by Lithos Group Inc., dated July 2023 (including water and wastewater servicing study, watermain hydraulic analysis, and storm drainage area plans);
- A Noise and Vibration Impact Study prepared by RWDI, dated July 17, 2023;
- A Transportation Impact Study (including the Neighbourhood Traffic Calming Options Report), including Appendix A – Terms of Reference and Correspondence, prepared by LEA Consulting Ltd., dated July 17, 2023;
- A Public Consultation Strategy prepared by Bousfields Inc., dated; August 2, 2023;
- Formal Consultation Waiver Letter (dated July 28, 2023);
- Formal Consultation document (signed by City and Owner) from meeting date of June 22, 2022;

A cheque made payable to the “City of Hamilton” in the amount of \$67,965 representing the 2023 Draft Plan of Subdivision application fee (confirmed via email with City staff) will be submitted directly to City Hall under separate cover. The calculation of fees is as follows:

Draft Plan of Subdivision Fee	\$55,615.00
Plus addition per block	\$12,350.00 (*\$950/block)
<b>TOTAL</b>	<b>\$ 67,965.00</b>

We look forward to working closely with the City, retail tenants, and members of the community on this exciting city-building opportunity and this Draft Plan of Subdivision represents another step in helping to transform this important node into a vibrant, multi-modal, mixed-use community. If you have any questions or require additional information, please do not hesitate to contact the undersigned at [apaton@bousfields.ca](mailto:apaton@bousfields.ca) or 416-947-9744 ext. 403.

Yours very truly,

**Bousfields Inc.**



David Falletta, MCIP, RPP



Ashley Paton, MCIP, RPP

cc. *Hammer GP LP and Hammer GP Services Corporation*  
*BDP Quadrangle*  
*R. Dal Bello, Manager, Development Planning, City of Hamilton*  
*S. Robichaud, Direction of Planning and Chief Planner, City of Hamilton*  
*A. Fabac, Director of Development Planning, City of Hamilton*  
*S. Evans, Coordinator Business Facilitation, City of Hamilton*  
*J. Thorne, General Manager of Planning and Economic Development, City of Hamilton*  
*K. Coit, Director Heritage and Urban Design, City of Hamilton*  
*A. Shaikh, Director, Hamilton LRT Project Office, City of Hamilton*  
*M. Cosyn Heath, Director of Transit, HSR*